HIDDEN MEADOWS

2000 Census Population............................6,472
Community 2020 Target........................10,000
April 2004 WC Map Population...........11,290

APRIL 2004 WORKING COPY MAP

The key objective is to recognize existing patterns of development and to increase density in appropriate areas. Village core and village densities can be found in the community's specific plan areas. Semi-Rural densities have been proposed to preserve the existing character of the community. Areas containing steep slopes and/or other environmental constraints have been assigned rural land densities. Most residents access services in the adjacent city of Escondido.

KEY COMMUNITY ISSUES

- Preservation of community character

- Supports expanding the Hidden Meadows planning area boundary to include a small portion of the Valley Center planning area

- Maintain current circulation pattern by deleting Circulation Element road SC990

- Annexations do not respect community character

- Inadequate riding and hiking trails in the community

COMMUNITY SPECIFIC PLANNING RATIONALE

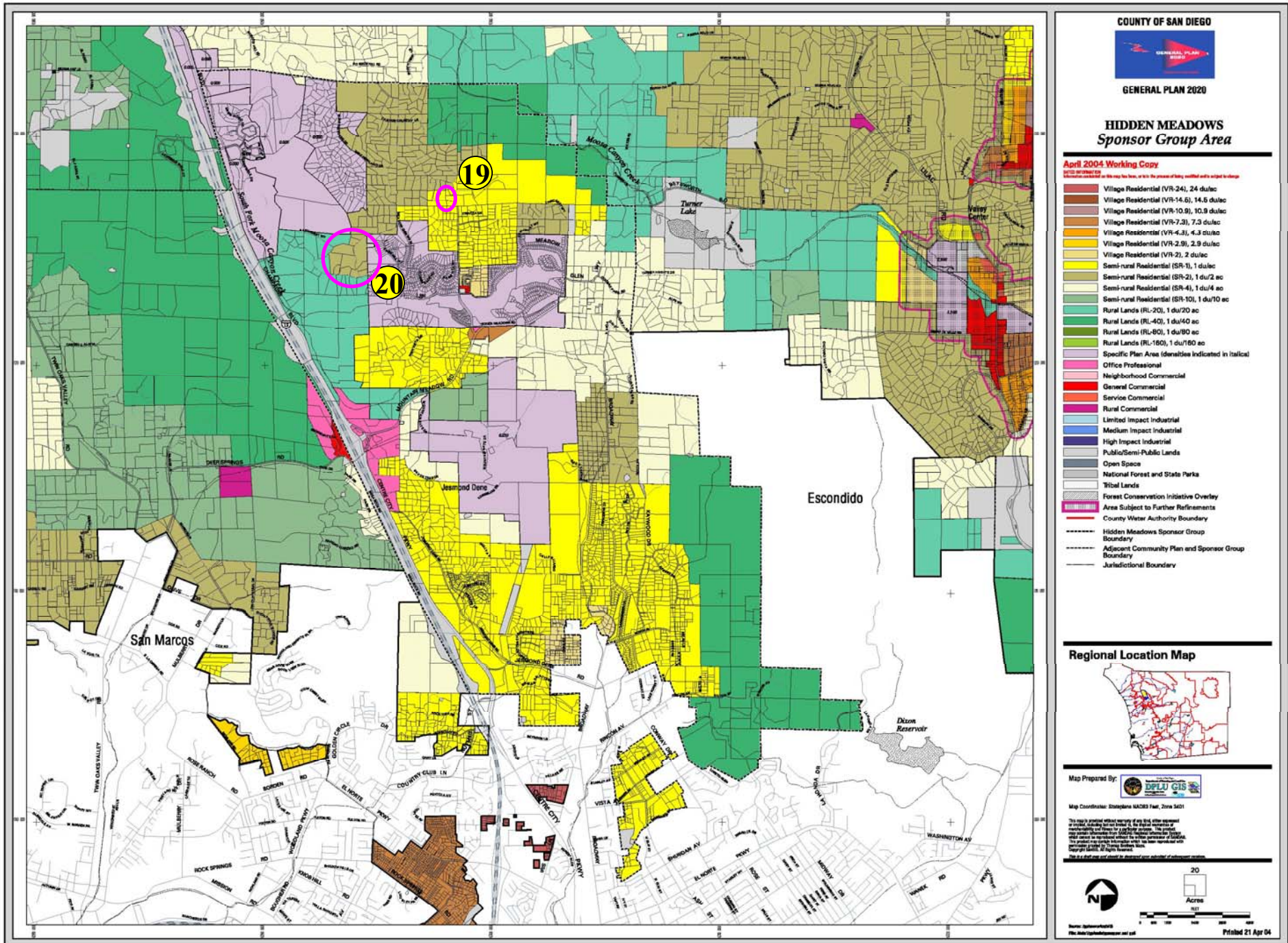Increase densities in appropriate areas while preserving the semi-rural character of the community.

TRAFFIC FORECASTS

(See North County Metro Section)

See North County Metro LOS Map (B-140)

COUNTY OF SAN DIEGO

GENERAL PLAN 2020

HIDDEN MEADOWS
Sponsor Group Area

April 2004 Working Copy

	Village Residential (VR-24), 24 du/ac
	Village Residential (VR-14.5), 14.5 du/ac
	Village Residential (VR-10.9), 10.9 du/ac
	Village Residential (VR-7.3), 7.3 du/ac
	Village Residential (VR-4.3), 4.3 du/ac
	Village Residential (VR-2.9), 2.9 du/ac
	Village Residential (VR-2), 2 du/ac
	Semi-rural Residential (SR-1), 1 du/ac
	Semi-rural Residential (SR-2), 1 du/2 ac
	Semi-rural Residential (SR-4), 1 du/4 ac
	Semi-rural Residential (SR-10), 1 du/10 ac
	Rural Lands (RL-20), 1 du/20 ac
	Rural Lands (RL-40), 1 du/40 ac
	Rural Lands (RL-80), 1 du/80 ac
	Rural Lands (RL-160), 1 du/160 ac
	Specific Plan Area (densities indicated in italics)
	Office Professional
	Neighborhood Commercial
	General Commercial
	Service Commercial
	Rural Commercial
	Limited Impact Industrial
	Medium Impact Industrial
	High Impact Industrial
	Public/Semi-Public Lands
	Open Space
	National Forest and State Parks
	Tribal Lands
	Forest Conservation Initiative Overlay
	Area Subject to Further Refinements
	County Water Authority Boundary
	Hidden Meadows Sponsor Group Boundary
	Adjacent Community Plan and Sponsor Group Boundary
	Jurisdictional Boundary

Regional Location Map

Map Prepared By: **DPLU GIS**

Map Coordinates: Stateplane NAD83 Feet, Zone 3401

Printed 21 Apr 04

RESIDENTIAL PROPERTY REFERRALS

19	**Gary Piro**			
	December 2002 WC:	***August 2003 WC:***	***October Traffic Referral:***	***April 2004 WC:***
	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre

20	**Gary Piro**			
	December 2002 WC:	***August 2003 WC:***	***October Traffic Referral:***	***April 2004 WC:***
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres